

FLEHA NEWSLETTER

Nov-Dec 2023



**Read on for
pictorial from
FLEHA's annual
Concert in the
Park /BBQ**

UPCOMING EVENTS

- Nov 5 Daylight Saving Time Ends
- Nov 11 Veterans Day
- No November Board Meeting
- Nov 23 Thanksgiving Day
- Dec 7 First Night Chanukah
- Dec 14 Board Meeting, 5:30pm *
- Dec 21 Winter Solstice
- Dec 25 Christmas
- Dec 26 First Night Kwanzaa
- Dec 31 New Year's Eve

* Date/time subject to change.



INSIDE STORIES

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FLEHA Board of Directors

President
Vice President
Treasurer
Secretary
Member at Large

Jennifer Makol
Nicole Howe
Marcie Shelton
Chris Vadnais
Sharon Russo

president@fleha.org
vp@fleha.org
treasurer@fleha.org
secretary@fleha.org
memberatlarge@fleha.org

Administrator/Newsletter Editor

Susan Moss

info@fleha.org

NEWSLETTER SUBMISSIONS: Published 6x/year. Submissions and revisions for Jan-Feb issue must be received by Dec 22 at info@fleha.org.

Folsom Lake Estates Homeowners Association — P.O. Box 2041 Granite Bay, CA 95746
www.fleha.org email: info@fleha.org

FLEHA Board of Directors General Election 2024

Our Board of Directors

Folsom Lake Estates is a highly desirable neighborhood, admired for our architectural variety, large lots, lovely mature trees, relaxed ambiance, and proximity to Folsom Lake. Our homeowners association, "FLEHA," is run *BY* and *FOR* residents, and led by a Board of Directors. The Board currently consists of five elected member residents, each serving a two-year term. (Please see the front page of this newsletter for a listing of our current Board members.) Three Board positions are up for re-election in January 2024, and two of them have agreed to stay on for another 2-year term. The Board is eager to expand to six members, and would welcome one or two new members, particularly one with financial expertise to fill the Treasurer position.

Board members work diligently for our community to help ensure that our Bylaws are upheld, that our association is in compliance with Davis-Stirling HOA regulations, and that community concerns are addressed, so that we continue to be proud to call our neighborhood home. They attend 10 Board meetings per year, maintain the park and the three neighborhood entrances, perform an architectural review process, and coordinate several annual social gatherings, including our December 24th luminary lighting (see page 4 for more details).

Running for the Board

Homeowners who are Unit 2 FLEHA members (i.e., those who are REQUIRED to pay \$300 annual HOA dues) are entitled to vote and run for the Board during the 2024 Board election. If you'd like to throw your hat into the ring, please complete the attached "**Notice of Desire to be a Candidate**" form (next page) and return it to FLEHA **by December 12**.

Uncontested Election of Directors

Please note that per Section 7.06 of our Revised Bylaws, (available at www.fleha.org, under "Legal Docs" tab): "If after the close of nominations, the number of qualified people nominated for election to the Board of Directors is equal to or less than the number of directors to be elected, then those nominees who are qualified to be elected to the Board are deemed elected." In other words, if only two qualified FLEHA members run for the two available Board seats in 2024, then we will not need to hold a Board election. If we receive more than two nominations for the two seats, then election materials will mail to Unit 2 members after January 1, and the results will be announced in March 2024 at our annual General Board Meeting.



P.O. Box 2041, Granite Bay, CA 95746

November 1, 2023

FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION

NOTICE OF DESIRE TO BE A CANDIDATE FOR BOARD OF DIRECTORS -- 2024

I desire to be a candidate for election to the Folsom Lake Estates Homeowners Association's Board of Directors in the upcoming election. I am the owner of a lot within the Folsom Lake Estates Unit No. 2 subdivision identified below. By submitting this *Notice of Desire to be a Candidate*, I understand and acknowledge the following:

I may, but am not required to, submit a *Director Election Statement* to the Association.

The content of my *Director Election Statement* must be reasonably related to the election and must not exceed one side of a single 8-1/2 x 11-inch page.

Black-and-white copies of all *Director Election Statements* that are timely received will be included with the ballot package, which will be mailed to Association Members.

By submitting a *Director Election Statement*, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is my responsibility to confirm that this *Notice of Desire to be a Candidate* and my *Director Election Statement* were received by the Association.

[Print Name]

[Signature]

[Date]

[Folsom Lake Estates Unit No. 2 Lot # or Property Address]

To be considered a candidate for the 2024 FLEHA Board of Directors election, this completed form and any *Director Election Statement* must be **postmarked by December 12, 2023**, and addressed to:

FLEHA
P.O. Box 2041
Granite Bay, CA 95746

Luminaries

Our Signature Neighborhood Tradition

The Luminary Lowdown

FLE's best-known neighborhood event is the December 24 luminary lighting, a tradition that began in 1972, and which draws visitors from all over the region to see our breathtaking display of candles and decorated homes. Our volunteer squad of luminary captains and key workers organize the purchasing and distribution of supplies for the entire neighborhood.



Luminary Logistics

- ◆ This year FLEHA introduced online ordering for luminary supplies, and it was a resounding success. The ordering deadline was September 25.
- ◆ Your luminary key worker should contact you by early November to deliver your order.
- ◆ We recommend that luminaries be assembled by mid-afternoon on December 24, so that they're ready to light at sundown. That involves:
 - ◆ Picking up a supply of sand from the FLE park on/after December 23;
 - ◆ Folding down the tops of the bags to form a "cuff" so that they don't collapse and burn;
 - ◆ Inserting a layer of sand and one candle in the bottom of each bag;
 - ◆ Arranging the bags/luminaries around the perimeter/driveway of your home;
 - ◆ Lighting the candles at dusk.

Then tour the neighborhood to enjoy the sparkly sights!

Need some holiday cash?

Luminary Workers earn \$40/set

Please send your name/phone/email to info@fleha.org
BY NOV. 20 if you'd like to become a luminary worker.
 The list of available workers will be distributed to the neighborhood by e-blast in late November.

Santa Cruise

A New Neighborhood Tradition

Sunday, December 24

Take a break from assembling your luminaries to join FLEHA's annual Santa Cruise! Our very own neighborhood Santa will make the rounds in a red sled (of sorts!).

Here's where to find Santa:

12-12:20pm -- Willey Court

12:25-12:45pm -- Shadowbrook/Oak Hollow

12:50-1:30pm -- FLE park -- refreshments served

***If heavy rain is forecast, this event will be canceled
by e-blast in the morning.***



Santa on Fire — Stay Tuned for Updates

As of this newsletter's publication date, the Fire Department has not yet confirmed their plans for a Santa event in 2023. Details will be shared with the neighborhood once logistics are announced. Updates to follow!

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting September 12, 7:30pm
6485 Oak Hill Drive, Granite Bay**

IN ATTENDANCE

- **Board Members:** Jennifer Makol, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:**

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED AUGUST 2023 GENERAL MEETING MINUTES: No changes.

TREASURER'S REPORT: The current balance stands at approximately \$183,000, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$12,000 more than the same time last year. Expenses incurred since the August 2023 budget report were approximately \$3,000, leaving accounts in good standing. FLEHA has spent approximately 60% of its budget, which is on track for this point in the year. Treasurer Shelton reported that the entire balance of the Umpqua reserve account and all but approximately \$5,000 of the operating account (left in place to cover final expenses) was withdrawn and deposited in FLEHA's new Chase accounts. The Umpqua accounts will be officially closed shortly. Shelton is investigating interest-bearing and no-monthly-fee options at Chase as well as unexpected recent fees at Umpqua. The Cheddar Up account is now linked to the Chase checking account.

COMMITTEE REPORTS:

Architectural Review: The Board held an Executive Session immediately prior to the general meeting to confer with legal counsel and the Architectural Review Committee chairman on issues that may potentially arise regarding ADUs that are built in the neighborhood. Discussion also included how the HOA Board should address structures that require County permits and HOA approval but are built by residents without obtaining one or both. During the general meeting it was suggested that the Board create an ongoing e-blast campaign that reviews architectural review requirements. President Makol and Secretary Vadnais will spearhead that effort.

High-Speed Internet: No updates.

Park: Folsom Landscape Maintenance checked the irrigation system last week and found no leaks. They completed the weed remediation behind the tennis court a few weeks ago.

OLD BUSINESS

Social Events: Concert in the Park/BBQ on September 23, 5-8p – Promotional flyers were posted around the neighborhood and included in the Sep-Oct newsletter plus e-blasts on 9/5, 9/9, 9/16, and 9/22. Shelton is coordinating BBQ supplies, tables and coolers, Porta potty/handwashing station, and set-up/take-down schedule, along with VP Howe. Vadnais will supply a generator-powered light tower and Howe is providing solar lights for the trees. The BBQ brigade will arrive at 4:00 to start the coals. Admin is meeting with the band at 3:00 to begin their set-up and arrange for electricity access at the house next to the park. The metal bollards need to be removed for the band's vehicle access.

Luminary Updates: As of today, 130 residents (almost 45% of total residents) have placed their orders. With two weeks remaining until the September 25 order deadline, we are tracking for an anticipated total order of approximately 24,000 bags/candles. Promotional flyers with QR codes for easy ordering were posted several weeks ago throughout the neighborhood and large signs are now mounted at the neighborhood entrances. On September 26 Admin will place the bulk order for candles and Howe for the bags, for delivery to Admin's house by late October.

Banking Topics: See above under "Treasurer's Report."

Neighborhood Entrance Landscaping: The Board has tabled this discussion until the spring.

Tree/Bush Trimming in Neighborhood: The Board is in the process of compiling a list of homes in the neighborhood where vegetation impedes pedestrian and/or vehicle access or visibility. Letters will be sent to the corresponding homeowners requesting remediation.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting September 12, 7:30pm
6485 Oak Hill Drive, Granite Bay

Garbage Collection / Weed and Dead Tree Remediation on Barton Road and FLE Park: Garbage and weeds have been removed in both locations. Folsom Landscape Maintenance procured a quote of \$2,000 from Mark's 1-Stop Tree Service (arborist) to remove from the Barton lot: four dead scrub oak trees, a large willow branch, and scrub left over from a cut tree. They will chip everything and spread the bark. A motion to approve this expenditure passed 3/0.

NEW BUSINESS

October Board Meeting Date: The three Board members in attendance approved a meeting date of either Thursday, October 26, or Friday, October 27. The Board will meet at 5:00pm to sort luminary supplies, pause for a general meeting at 6:30pm, and then resume sorting luminaries, as necessary.

The meeting was adjourned at 8:35pm, 3/0/0.

The Board held an Executive Session immediately prior to the general meeting to confer with legal counsel on issues surrounding ADUs in the neighborhood.

— MINUTES —

**Folsom Lake Estates Homeowners Association
Board Meeting October 26, 6:30pm
9120 Oak Leaf Way, Granite Bay**

IN ATTENDANCE

- **Board Members:** Nicole Howe, Jennifer Makol, Sharon Russo, Marcie Shelton, and Chris Vadnais
- **Unit 2:** Susan Moss
- **Unit 1:** Maria and Walt Worthge

OPEN FORUM/HOMEOWNER COMMENTS: N/A

REVIEW OF APPROVED SEPTEMBER 2023 GENERAL MEETING MINUTES: No changes.

TREASURER’S REPORT: The current balance stands at approximately \$176,420, including \$111,580 in the Reserve Account, which fully funds the budget, per CA HOA laws. The balance is approximately \$12,000 more than the same time last year. Expenses incurred since the September 2023 budget report were approximately \$12,800, leaving accounts in good standing. The Umpqua account hasn’t yet been closed, for various reasons, per Treasurer Shelton. She will resolve the monthly fees from Chase and Umpqua and will discuss moving some of the reserve account funds into a higher interest-bearing account at Chase. The preliminary 2024 budget will be prepared for the December Board meeting. The expectation is that FLEHA will come in slightly under budget in 2023.

COMMITTEE REPORTS:

Architectural Review: Continuing discussion about ADUs was held in Executive Session.

High-Speed Internet: Secretary Vadnais received an update from the County representative, Dieter, who said that out of all their projects, FLE’s is the only one that’s 0% complete, because we are the most complicated (they will need to rip up the streets to install cable). The County’s expectation is that our neighborhood will be complete within three years.

Park: Vadnais informed the Board that kids are clogging the water fountain with sand and dirt, and requested that we include a notice to parents to supervise their kids to prevent this from happening.

OLD BUSINESS

Luminary Updates: Luminaries were distributed to the captains, who will provide them to their key workers.

Banking Topics: See “Treasurer’s Report.”

Tree/Bush Trimming in Neighborhood: Emails/letters were sent to residents with vegetation to address, as identified, to date, by the Board. One more section needs completion.

Dead Tree Remediation on Barton Road and FLE Park: The work was completed. A pile of junk that was dumped on the Barton Road lot was removed. The Board approved paying a worker \$85 to spread a large pile of dirt that was also dumped there.

NEW BUSINESS

Next Board Meeting Date: Approved for December 14, 5:30pm, at President Makol’s house.

Board Election 2024: Three Board members’ 2-year terms expire in 2024 (President Makol, VP Howe, and Treasurer Shelton). Makol is retiring after having served for three terms, but Howe and Shelton have agreed to stay on for another term. Shelton can no longer hold the Treasurer position, so it was agreed that the Board should recruit for an individual with financial expertise to assume that role. The Board would ideally like to bring on two new members in order to expand to a six- member Board and create a few more committees to allow for better allocation of responsibilities.

Email Issues: The intra-Board email bounce-backs appear to be caused by a problem with the DreamHost email system. As such, the Board has agreed to discontinue use of those email addresses and adopt “personal” email addresses for FLEHA business. The FLEHA email addresses will be kept live for six months while the new email addresses are updated on all correspondence and social media.

— MINUTES (cont'd) —
Folsom Lake Estates Homeowners Association
Board Meeting October 26, 6:30pm
9120 Oak Leaf Way, Granite Bay

Santa Cruise: The Board agreed to hold the event (no convoy this year) again on Sunday, December 24, on the following schedule: 11:45am pick up Santa at his home; Willey Court (12-12:20pm); Shadowbrook/Oak Hollow (12:25-12:45pm); park for refreshments (12:50-1:30pm). Vadnais agreed to chauffeur Santa again. Refreshments to be organized by the Board.

Concert in the Park / BBQ 2023 and 2024: The Board had positive feedback about the earlier start time for this year's event, music playing during the entire event (including meal time), and the budget outcome (lower food and band costs). They would prefer a band next year with more contemporary, upbeat music, and possibly move their physical setup closer to the crowd to enhance engagement. Shelton and Howe suggested hiring a taco catering company (\$15/person for all-you-can-eat tacos and fixings plus paper goods; the HOA would purchase drinks and dessert separately) for 2024. They will compare the cost for that option with this year's food spend to ascertain feasibility, and might consider having FLEHA subsidize the cost, rather than sponsor it as a free event (i.e., FLEHA would sell tickets at \$5/person and absorb the balance of the cost). The taco catering option would require RSVPs and "paid" bracelets for entrance.

Roseville Water Plant Property: Several neighbors have complained about the dead vegetation on the Roseville Water plant property on Oak Leaf Way. Admin contacted them multiple times, to no effect. A neighbor met with a Roseville Water representative at the property, and was told that they will not clear any dead vegetation unless the Fire Department requires it. The Fire Department informed the neighbor that they aren't required to mandate maintenance if the land is further than 100 feet from housing, and won't inspect the land during the winter since it's not "fire prevention" season. The neighbor requested that the Board consider using HOA funds to maintain the land, as it's a fire hazard and apparently affecting the homeowner's insurance rates of some residents. The Board feels that the HOA should not have to pay for maintenance that is not on HOA land, and also noted that the HOA would bear liability by going on Roseville Water's property. It was suggested that a letter be sent to Placer County District 4 Supervisor Suzanne Jones requesting assistance with compelling Roseville Water to properly maintain their property.

2024 HOA Dues: The Board passed a motion to raise the annual Unit 2 HOA dues from \$300 to \$350 (an increase of only \$4.16/month) in 2024. These additional funds will cover increased expenses incurred by the HOA for legal counsel, administrative support, and maintenance.

The meeting was adjourned at 8:00pm, 5/0/0.

Executive session was held immediately before the general meeting to discuss architectural review issues that are arising with regard to ADUs.

FLEHA Alerts!

Considering exterior changes or additions to your property in Folsom Lake Estates?

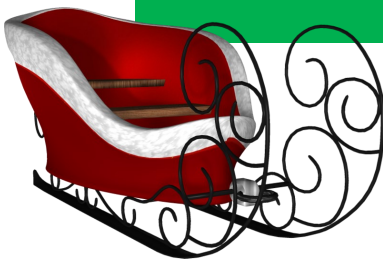
If so, please contact the FLEHA Board and read our CC&Rs* right away. Doing so could save you lots of money down the road in the design/planning process. The Board wants to work with you to make your project a success. They are in support of ADUs and also endeavor to preserve the character and appeal of Folsom Lake Estates.

** CC&Rs available at www.fleha.org under "Legal Documents" tab.*

Save this date for Santa Cruise

**Sunday, December 24
12-1:30pm**

See page 5 for details.



FLEHA *Fast Facts*

Website: www.fleha.org **Questions & Comments:** Susan at info@fleha.org

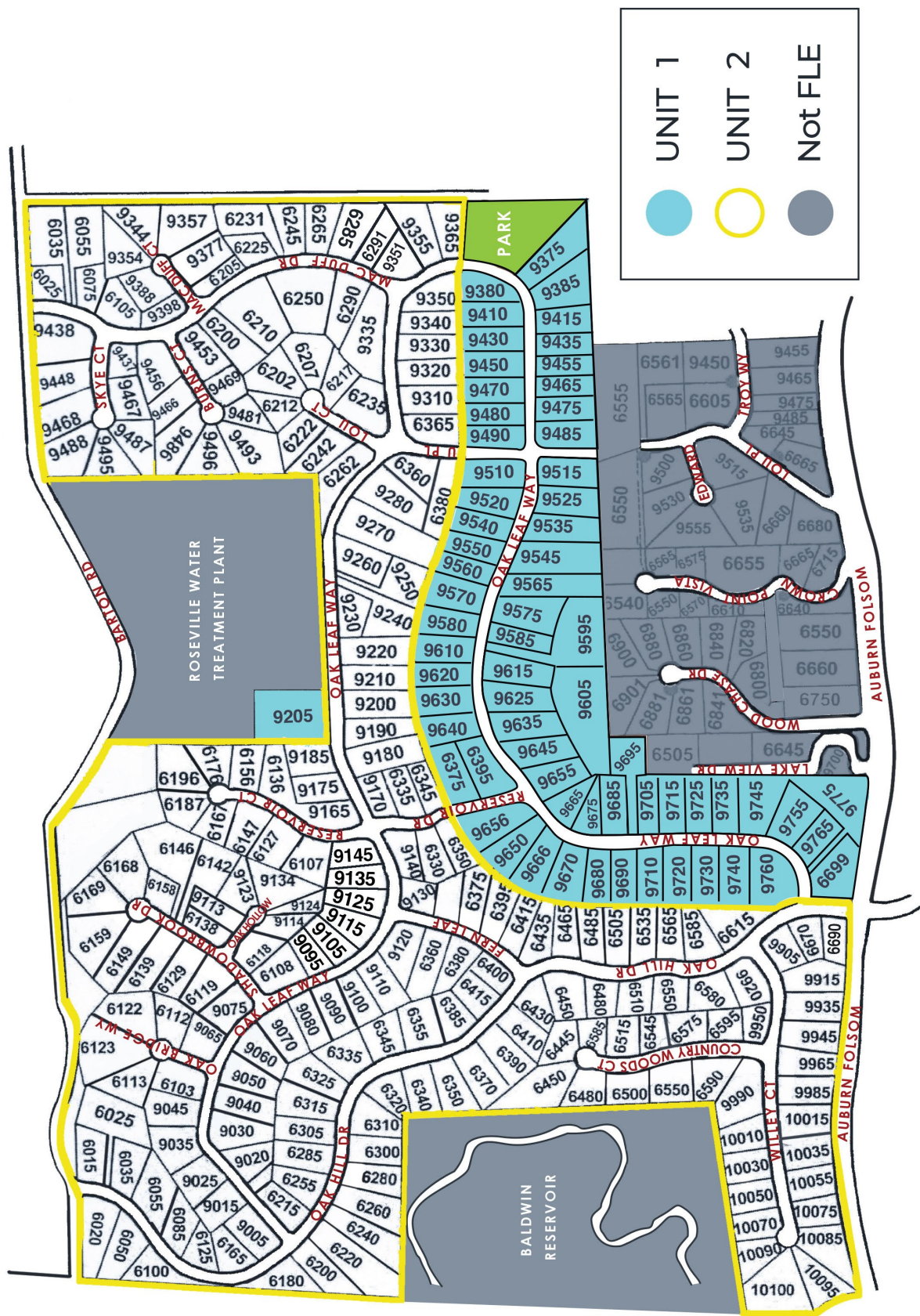
- **FLEHA:** Folsom Lake Estates Homeowners Association includes all 225 Unit 2 homeowners plus voluntary Unit 1 members (currently 29 out of 67 Unit 1 homeowners are HOA members). See neighborhood map on page 11 for unit boundaries.
- **Membership/Dues:** Mandatory Unit 2 annual FLEHA membership dues are \$300, as of 2023. Unit 1 voluntary annual membership dues are \$140. Dues are due by Feb 1; a 10% late fee applies. A courtesy billing reminder is sent on Jan 1.
- **Membership Benefits:** Unit 2 members receive: one sports court key; option to reserve picnic grove and soccer field; copy of/inclusion in directory; FLEHA newsletter and free ad; email notifications; right to vote for and be a Board member. Unit 1 members receive the same benefits, but are not bound by Unit 2 CC&Rs, and therefore not allowed to vote for or be Board members.
- **Board of Directors:** Consists of five elected Unit 2 FLEHA members — President, VP, Treasurer, Secretary, and Member-at-Large — each serving a two-year term. Board members help ensure that our Bylaws are upheld, that our association is in compliance with Davis-Sterling HOA regulations, and that community concerns are addressed. Additionally, they maintain the park and the three neighborhood entrances, perform an architectural review process, and coordinate several annual social gatherings, including our December 24th luminary lighting.
- **Board Elections:** Held annually in January (ballots are mailed on January 1 along with dues notification). Only Unit 2 members are eligible to vote and run. Candidates who submit a “Notice of Desire to be a Candidate” form (available in November) by close of nominations on December 12 will be added to the ballot. Note: “If after the close of nominations, the number of qualified people nominated for election to the Board of Directors is equal to or less than the number of directors to be elected, then those nominees who are qualified to be elected to the Board are deemed elected.”

FLEHA *Fast Facts* (cont'd)

Website: www.fleha.org **Questions & Comments:** Susan at info@fleha.org

- **Newsletter:** Published 6x per year (Jan-Feb, Mar-Apr, May-Jun, Jul-Aug, Sep-Oct, and Nov-Dec). Distributed by email and posted at www.fleha.org. Members are entitled to one free classified advertisement. Submit ads/articles/suggestions to info@fleha.org by the 22nd of the month preceding publication.
- **Announcements:** Posted on the neighborhood park sign and emailed to the master neighborhood list. To ensure that you are included on the master email list, please contact Susan at info@fleha.org.
- **CC&Rs, Bylaws, Insurance, & Other Legal Documents:** Available on website.
- **Selling Unit 2 House/Title Documents:** Available through Susan at info@fleha.org. Cost is \$400 (in advance). Checks to FLEHA, PO Box 2041, Granite Bay, CA 95746; online echeck and credit card payments also accepted. Requests are generally processed/emailed within 48 business hours of payment receipt.
- **Building/Renovating Unit 2 House:** If considering any external additions, alterations, or changes to your property, please submit 2 printed/hard copies of your plans (pdf is also appreciated) to info@fleha.org for HOA review, before submitting to County. Please ensure that plans comply with CC&Rs (available on website under "Legal Docs" tab); comply with our setbacks (35' from front, 15' from side, and 25' from back); and clearly delineate any drainage plans/changes.
- **Park:** Open from sunrise to sunset every day. Members can reserve the picnic grove and soccer field by contacting info@fleha.org. A self-monitoring reservation system limits players to 45 minutes if a member is waiting to use the court.
- **December 24 Luminaries:** FLE's biggest neighborhood event began in 1983. Volunteers organize the purchasing and distribution of candles, bags, and sand. Door-to-door orders are taken in early November and delivered by December 24 and lit at sundown. More information is provided in November.

FOLSOM LAKE ESTATES



UNIT 1
UNIT 2
Not FLE

Concert in the Park / BBQ Pictorial











Thanks to all the volunteers who made this year's event a success!



BOARD MEETING AGENDAS *



NO NOVEMBER MEETING

Thursday, December 14, 2023, 5:30pm
Location TBD, Granite Bay

Open Forum/Homeowner Comments
 Review of Approved October Minutes
 Treasurer's Report
 Committee Reports
 Old Business
 New Business

** Agendas and meeting dates/times subject to change.*

SERVICES

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<https://www.vrbo.com/668903>

or call **Pete @ 408 313-6841**

**Have an advertisement in the
 FLEHA newsletter?**

**Please send all updates to
info@fleha.org.**





Park Reservations

Send park reservation requests to:

info@fleha.org

Proof of insurance is required for league practice.



Commercial Bounce House available for your party or event.

\$60.00 per day or \$90.00 for the entire weekend. FREE LOCAL delivery and pick-up

Contact **Vinnie Smith**
916-899-4354

CLASSIFIED ADVERTISING

BABYSITTING & PET SITTING

Angelica: Babysitting by Granite Bay HS junior, resident of FLE. Certified in CPR and First Aid. Lots of experience. Great with children and animals. **Call or text** [916-633-4300](tel:9166334300).

Alexandria: Granite Bay HS student, resident of FLE. Babysitting and pet sitting only for FLE residents. Experienced and responsible. **Call** [916-742-1922](tel:9167421922)

ODD JOBS

YOUR LISTING COULD BE HERE!
Contact info@fleha.org



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LYON
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CalDRE #01827772



Folsom Lake Estates
Homeowners Association
P.O. Box 2041
Granite Bay, CA. 95746

Nov-Dec 2023

Available Online
at www.fleha.org

HANDY REFERENCE GUIDE

| EMERGENCIES | 9-1-1 | |
|---------------------------------------|---|--|
| Placer County Sheriff | www.placer.ca.gov/Sheriff | |
| Main Office | (530) 889-7800 | |
| Non-emergency Dispatch | (530) 886-5375 | |
| CHP (Non-Emergency) | 1-800-TELL-CHP (1-800-835-5247) | |
| Placer County Agencies | (530) 889-4000 www.placer.ca.gov | |
| Vacation Checks (Volunteers) | (530) 886-5375 | |
| Placer County Road Maintenance | (530) 745-7565 | |
| Nextdoor | https://nextdoor.com/neighborhood/folsomlakeestates--granite-bay--ca/ | |
| Crime Mapping | www.crimemapping.com/map/ca/placercounty | |
| Megan’s Law | www.meganslaw.ca.gov | |
| Neighborhood Watch | www.ncpc.org/ | |